

5

THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to:

8033
Arlington#300995.doc

STATE OF TEXAS

COUNTY OF TARRANT

Thomas E. Schoenheit, Esquire
Family Dollar Stores, Inc.
Post Office Box 1017
Charlotte, NC 28201-1017
Phone: (704) 847-6961

SHORT FORM LEASE

THIS LEASE AGREEMENT ("Lease") is made and entered into this 11th day of June, 2008, by and between PMAT ENSENADA, LLC, a Delaware limited liability company ("Landlord"), and FAMILY DOLLAR STORES OF TEXAS, LLC, a Delaware corporation ("Tenant").

W I T N E S S E T H

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord, that certain premises situated in the Landlord's Shopping Center known as Ensenada Square Shopping Center located on the northeast corner of the intersection of South Bowen Road and Abrams (Norwood Lane), in the City of Arlington, County of Tarrant, State of Texas, and being that space including the roof and exterior walls containing approximately 10,034 (169' x 59'5") interior square feet (the "Demised Premises"). The Demised Premises are shown cross-hatched on Exhibit A - Site Plan. For the purpose of this Lease, the Shopping Center will be defined as that portion of Exhibit A - Site Plan owned by Landlord. As of the date of this Lease, Landlord owns everything shown on Exhibit A - Site Plan except as specifically noted on Exhibit A - Site Plan. Tenant and its employees and invitees are also granted the non-exclusive right to use the parking, service and access areas shown on Exhibit A - Site Plan.

Tenant will have and hold the Demised Premises for an initial term ending on the 30th day of June, 2013, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for four (4) successive periods of five (5) years each unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Shopping Center.



Furthermore, the Landlord has agreed and does hereby agree, in accordance with the terms of the Lease, that Landlord will not build any buildings in the No Build Area shown on Exhibit A - Site Plan, that all of said No Build Area shall be used as paved, marked and lighted parking areas for the duration of this Lease, that all areas shown on Exhibit A - Site Plan as service or access areas will always be devoted to such indicated uses, and that the Lease contains certain restrictions with respect to certain non-retail, parking-intensive uses.

Landlord's Address:
PMAT ENSENADA, LLC
1615 Poydras Street
Suite 1350
New Orleans, LA 70112

Tenant's Address:
FAMILY DOLLAR STORES OF TEXAS, LLC
P. O. Box 1017
Charlotte, NC 28201-1017
Attn: Lease Administration Department

Witnesses:

Print Name: Neal J. Kling
Patricia E. Maxwell
Print Name: Patricia E. Maxwell

LANDLORD
PMAT ENSENADA, LLC (SEAL)
By: PMAT Real Estate Investments, LLC
Its Managing Member
By: Robert Whelan
Robert Whelan, Managing Member

ATTEST:

Thomas E. Schoenheit
Thomas E. Schoenheit
Assistant Secretary

TENANT
FAMILY DOLLAR STORES OF TEXAS, LLC
By: Family Dollar Holdings, Inc.
Its Managing Member

By: Thomas M. Nash
Thomas M. Nash
Senior Vice President-New Stores



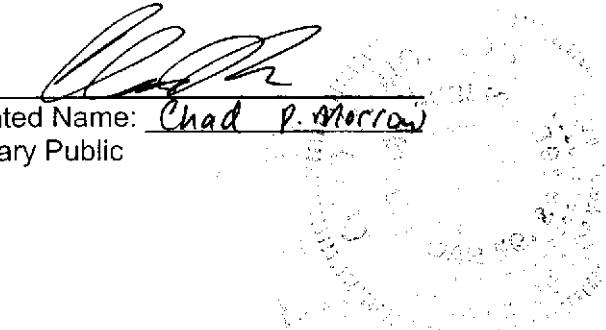
STATE OF LOUISIANA

NOTARY

PARISH OF ORLEANS

I, Chad P. Morrow, a Notary Public in and for the aforesaid State and Parish, do hereby certify that ROBERT WHELAN, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of PMAT REAL ESTATE INVESTMENTS, LLC, as Managing Member of PMAT ENSENADA, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 17 day of June, 2008.


Printed Name: Chad P. Morrow
Notary Public

My Commission Expires:

At death

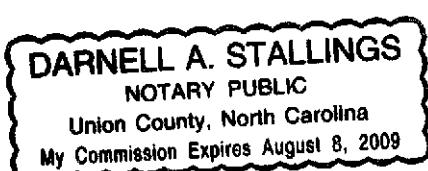
STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Darnell A. Stallings, a Notary Public in and for the aforesaid State and County, do hereby certify that THOMAS M. NASH and THOMAS E. SCHOENHEIT, Senior Vice President-New Stores and Assistant Secretary, respectively, of FAMILY DOLLAR HOLDINGS, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, as Managing Member of FAMILY DOLLAR STORES OF TEXAS, LLC, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this 11th day of June, 2008.




Darnell A. Stallings
Notary Public



NEC BOWEN & ABRAMS

ARLINGTON, TX 3 Family Dollar

#300995 Dumpsters

FAMILY
DOLLAR

10,034 Sq. Ft.

ENSENADA SQUARE

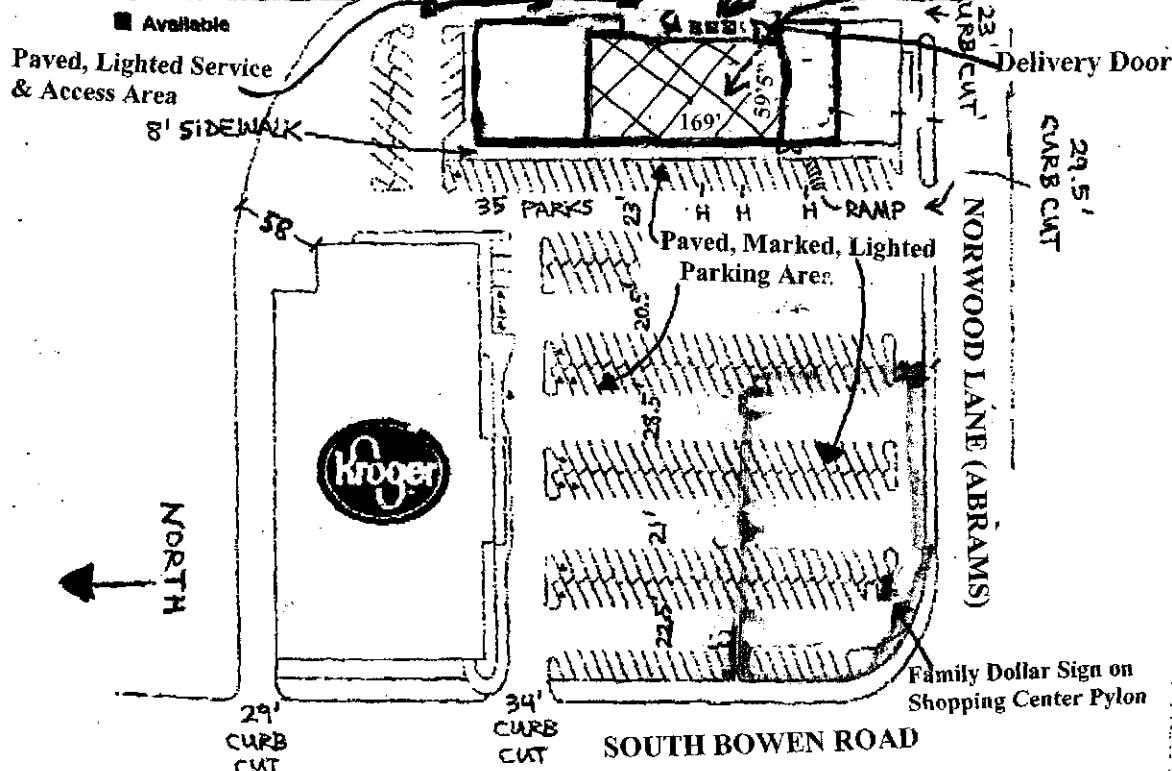


Exhibit A- Site Plan

Short Form Lease Dated: 6-11-08

Project #300995

Location: Arlington, TX

Landlord: _____ Tenant: JKW

= NO Build
Area

= Kroger Fuel
Station Property

*ALL PLACES
AS
NOTED
6-12-07*

Legal Description of Shopping Center in which Premises are located:

BEING a tract of land situated in the W.P. Milby Survey, Abstract No. 1059, TARRANT County, Texas and being a part of Lot 2 of Ensenada Square Addition, an addition to the City of Arlington, TARRANT County, Texas, as recorded in Volume 388-109, Page 147, Plat Records, TARRANT County, Texas, and being all of that tract of land described in deed to Tabani Ensenada, LLC, a Delaware limited liability company, as recorded in Instrument Number D203315061 of the Deed Records of TARRANT County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch found iron rod for the Northeast corner of said Lot 2, said corner also being the Northwest corner of Block 1 of Norwood Court Addition, an addition to the City of Arlington, TARRANT County, Texas, as recorded in Cabinet A, Slide 1885, Plat Records of TARRANT County, Texas;

THENCE South 00 degrees 35 minutes 00 seconds East, along the common line between said Lot 2 and said Block 1, a distance of 672.04 feet to a 5/8 inch found iron rod on the Northerly right-of-way line of Norwood Lane (a variable width right-of-way), said point being the beginning of a non-tangent circular curve to the right having a radius of 1,645.00 feet and whose chord bears South 88 degrees 26 minutes 47 seconds West a distance of 87.63 feet;

THENCE in a Westerly direction, along said Northerly right-of-way line and along said circular curve to the right, through a central angle of 03 degrees 03 minutes 09 seconds, an arc distance of 87.64 feet to a found P.K. nail for the end of said curve;

THENCE South 89 degrees 57 minutes 06 seconds West, continuing along said Northerly right-of-way line, a distance of 239.05 feet to a found railroad spike for the point of curvature of a tangent circular curve to the right having a radius of 72.00 feet and whose chord bears North 72 degrees 11 minutes 40 seconds West a distance of 44.15 feet;

THENCE in a Northwesterly direction, along said circular curve to the right and along said Northerly right-of-way line, through a central angle of 35 degrees 42 minutes 29 seconds, an arc distance of 44.87 feet to a found railroad spike on the Easterly right-of-way line of Bowen Road (a variable width right-of-way) as described in Volume 7356, Page 1961, Deed Records of TARRANT County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 67.00 feet and whose chord bears North 26 degrees 14 minutes 59 seconds West a distance of 57.58 feet;

THENCE along said Easterly right-of-way line of Bowen Road through the following courses and distances:

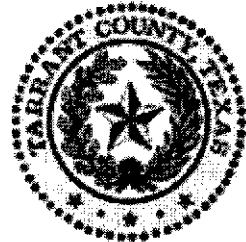
In a Northwesterly direction, through a central angle of 50 degrees 53 minutes 59 seconds, an arc distance of 59.52 feet to a found railroad spike for the end of said curve;

North 00 degrees 48 minutes 09 seconds West, a distance of 284.29 feet to a found "X" cut in concrete;

North 04 degrees 18 minutes 58 seconds West, a distance of 52.28 feet to a found "X" cut in concrete;

North 00 degrees 35 minutes 00 seconds West, a distance of 237.58 feet to a 5/8 inch iron rod found for the Northwesterly corner of said Lot 2, said corner also being 130 feet from the centerline of the Texas and Pacific Railroad;

THENCE North 84 degrees 54 minutes 07 seconds East, departing said Easterly right-of-way line and along the North line of said Lot 2, 130 feet Southerly of and parallel to said railroad centerline, a distance of 399.22 feet to the POINT OF BEGINNING and CONTAINING 258,901 square feet or 5.944 acres of land, more or less.



FAMILY DOLLAR STORE INC
P O BOX 1017

CHARLOTTE NC 28201

Submitter: FAMILY DOLLAR

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 02/03/2009 10:54 AM
Instrument #: D209027122
LSE 6 PGS \$32.00

By: _____



D209027122

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Printed by: CN